

BUILDING OWNER APPROVAL

STREETSCAPE IMPROVEMENTS ALONG 6TH , JESSIE & STEVENSON STREET

March 2023

Dipak Patel
RPM Management Group LLC
402 8th Avenue #207
San Francisco, CA 94118
dipakstayinsf@gmail.com
415.379.4194

San Francisco Visual Arts Commission,

As the building owner of 32-40 6th Street, 72-76 6th Street, & 521 Jessie Street, I would like to approve the proposed murals and artwork improvements on the exterior of my buildings; see exhibit attached for details, location and dimensions of the proposed artwork.

It is my hope that the project brings safety, activation and visitors from all around the Bay Area to be inspired by the block's rich history and culture.

I have spoken with the project's sponsors, including the San Francisco Parks Alliance, Urban Alchemy, the Mid - Market CBD, the Office of Economic and Workforce Development (OEWD) as well as numerous stakeholders on the block to ensure maintenance and preservation of the artwork.

Please use this letter as my official approval for the proposed murals on 32-40 6th Street, 72-76 6th Street, & 521 Jessie Street, in San Francisco.

Thank you,



[Dipak Patel \(Mar 15, 2023 16:48 PDT\)](#)

Dipak Patel



Dipak Bldg Approval Letter

Final Audit Report

2023-03-15

Created:	2023-03-15
By:	Mark Bonsignore (marconyy24@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJl6gd5hE616wO-uWeI9EQ4kFnr37LCS_

"Dipak Bldg Approval Letter" History

-  Document created by Mark Bonsignore (marconyy24@gmail.com)
2023-03-15 - 11:46:43 PM GMT
-  Document emailed to Dipak Patel (dipakstayinsf@gmail.com) for signature
2023-03-15 - 11:46:56 PM GMT
-  Email viewed by Dipak Patel (dipakstayinsf@gmail.com)
2023-03-15 - 11:47:55 PM GMT
-  Document e-signed by Dipak Patel (dipakstayinsf@gmail.com)
Signature Date: 2023-03-15 - 11:48:41 PM GMT - Time Source: server
-  Agreement completed.
2023-03-15 - 11:48:41 PM GMT

Names and email addresses are entered into the Acrobat Sign service by Acrobat Sign users and are unverified unless otherwise noted.

Mural Design Information Form

LEAD ARTIST

ADDRESS

CITY

STATE ZIP CODE

EMAIL PHONE

PROJECT COORDINATOR

ADDRESS

CITY

STATE ZIP CODE

EMAIL PHONE

SPONSORING ORGANIZATION

ADDRESS

CITY

STATE ZIP CODE

EMAIL PHONE

FUNDING SOURCES

PROPOSED SITE (address, cross street)

DISTRICT

MURAL TITLE	WolfSkate
DIMENSIONS	50' w x 10' h
ESTIMATED SCHEDULE (start and completion dates)	May 2023 pending Arts Commission Approval The mural will take 1 week to paint
1. Proposal (describe proposed design, site and theme. Attach a separate document if needed).	The mural provides an insight into the skater scene of the 80's and 90's with a reflection of art that came to symbolize that era of grunge, and street life.
2. Materials and processes to be used for wall preparation, mural creation and anti-graffiti treatment.	There will be 2 base layers of paint to prep the final mural. The mural will be painted with standard buckets of paint and finished with highlights from spray cans.
3. List individuals and groups involved in the mural design, preparation and implementation.	Thrasher, Create, Supreme, Soma Pilipinas, Transgender Cultural District, OEWD, SFPA, and the 74 6th/521 Jessie Building Owner

Attach the following documents to this form:

1. Lead artist's resume/qualifications and examples of previous work
2. Three (3) letters of community support
3. Letter or resolution approving proposal from city department **or**;
4. Letter of approval from private property owner along with Property Owner Authorization Form
5. Signed Artist Waiver of Property Rights for artwork placed upon city property **or**;
6. Signed Artist Waiver of Proprietary Rights financed in whole or in part by city funds for artwork placed upon private property
7. Maintenance Plan (including parties responsible for maintenance)
8. Color image of design
9. One image of the proposed site and indicate mural dimensions



WOLFBAT STUDIOS

DENNIS MCNETT

Dennis McNett

wolfbatinfo@gmail.com

www.wolfbat.com

Selected Solo Exhibitions

2018 “Good Medicine” Paradigm Gallery Philadelphia, PA

2017 HalloWolfbat, Heron Arts, San Francisco, CA

2016 Frequent See, Black Book Gallery, Denver, CO

2016 The Wolfbat Archives, Slugfest, Austin, TX

2015 Ft. Wayne Museum of Art, Legend of the Wolfbat, Ft. Wayne, IN

2015 Shreveport Regional Arts Center, Conjuring of the Red River, Shreveport, LA

2014 Wolfbat, Fifty24 Gallery, San Francisco, CA

2014 Wolfbat Offerings: Blooming Grove and Luck of the Cardinal

2014 *Sailing the Sea of Sutra to the Wolfbat Sanctuary*, Nicole Longnecker Gallery, Houston, TX

2013 Temple of Wolfbat, Known gallery, Los Angeles

2013 Wolfbat Meditations, AR4T Gallery, Laguna Beach, CA

- 2013 Wolfbat Meditations, AR4T Gallery, Laguna Beach, CA
- 2013-2014 Anti-Art, Antihero board graphic retrospective, Boston, MA/ New York, NY, San Francisco, Los Angeles, Houston
- 2013 Wolfbats Are Real, MOHS exhibit, Copenhagen, Denmark
- 2012 Wolfbat Shamans and the Whale of Gratitude, AR4T, Laguna Beach, CA
- 2011 The Wolfbat Castle of Elgin, Safety-Kleen Gallery Elgin, IL
- 2011 Whirling Waves and Wolfbats, Viking Union Gallery, Bellingham, WA
- 2010 Barney's Window Displays, Madison Ave. New York, NY
- 2010 "Reaping Waves and Vital Vessels: The passing of the Wolfbats" Joshua Liner Gallery New York, NY December
- 2009 "Year of The Wolfbat" Thinkspace Gallery Los Angeles, CA August
- 2009 "Year of the Wolfbat" Fecalface Dot Gallery, San Francisco, NY July
- 2009 "Year of The Wolfbat" Space 1026 Philadelphia, PA October
- 2008 "The Horned Deity" The Stanton Chapter, New York, NY, Sept.
- 2008 "Beasts" Saved, Brooklyn, NY Oct.
- 2008 "Driving Through" The Life Art Gallery Portland, OR, June

Museum Shows

2019 Forward Press 21st Century Printmaking, American University Museum

2018 Outlaws of Print, Ft. Wayne Museum of Art, IN

2016 Out of Print, Ft. Wayne Museum of Art, Ft. Wayne, IN

2015 Legend of the Wolfbat, Ft. Wayne Museum of Art, FT Wayne, IN

2013 Messengers of Posada, Museum of Print History, Houston, TX

2012 The Power of Making, Victoria Albert Museum, London

2011 Wind Weaver and the Whirling Wheel: A Tale of Wolfbat Romance, MOCA, Jacksonville, FL

Selected Group Exhibitions

2019 Murals In The Market , Detroit, MI

2019 Press On, Heron Arts, San Francisco, CA

2019 Artspace National Print Invitational, Artspace, Raleigh, NC

2018 Meet me at Delancey and Essex, Spoke Art, NYC

2017 Multiples of Multiples, Jonathan LeVine Projects, Jersey City

2016 Along the Grain, Treason Gallery, Seattle, WA

2016 Cloaked Identity, Dimension Gallery, Austin, TX

2016 "Folks Like Us" Jonathan Levine Gallery, NYC

2016 HAHAXParadigm Class Reunion II, Paradigm Gallery, Philadelphia, PA

2016 Artist Republic Gallery, Laguna, CA

2014 Art Truancy: Juxtapoz 20th Anniversary, Jonathan Levine Gallery, NY

2013 Messengers of Posada, Museum of Print History, Houston, TX

2013 Wunderkammer, Worlwide Republic, NYC

2012 Folding of a Known World, collab show with Swoon and Monica Canilio Galleria Patricia Armocida, Milano, Italy

2012 The Power of Making, Victoria Albert Museum, London

2012 Juxtapoz Turns 18, Copro Gallery, Santa Monica, CA

2012 *Published By The Artist*, IPCNY, New York, NY

2012 Me, Collectors room, Berlin, Germany

2011 Cautionary Tales, Milwaukee Union Art gallery, Milwaukee, WI

2011 Bloom, Cologne, Germany

2010 Barnstormers, Joshua Liner Gallery, New York, NY

2010 “Know New York” Cinders Gallery, Brooklyn, NY

2010 “Dark Pop 2” Last Rites Gallery, New York, NY

2009 "The Other Side of A Smile" OnSix Gallery SF, CA June

2009 "The Detournements Of Wynn Miller" Exhibit A Gallery, Los Angeles, 2009 "Outlaws and Wild Animals" Rebus Works, Raleigh, NC June

2009 “From The Streets of Brooklyn” Thinkspace Gallery, Los Angeles, CA Jan.

2008 “Brooklyn Block Party” Adhoc Art Gallery, Brooklyn, NY Dec.

2008 “Titanium Exposed” Fecalface Gallery, San Francisco Nov.

Grants and Fellowships

2017-2014 NEA sponsored residency at the John Michael Kohler Art Center

2009 NYFA Grant

2009 Pratt Faculty Grant

Residencies

2019 Facebook AirProgram Austin, TX

2017-2018 Philadelphia Mural Arts2

2017-2014 John Kohler Arts Center, Sheboygan Wisconsin

2015 Artspace, Shreveport, LA

2013 Philadelphia Mural Arts

2012 AS220 Providence, RI

Visiting Artist Lecturer/Teaching/Education

2019 Texas Tech University Lubbock Visiting Artist/Lecturer

2018 Philadelphia Mural Arts Program

2017 Pennsylvania Academy of Fine Art, Lecturer

2017 Lawrence Art Center, Kansas, *Visiting Artist*

2017 California State University, Fresno, *Visiting Artist/Lecturer*

2016 Bethel Woods Center for the Arts, Bethel, NY, *Visiting Artist*

2014 Eastern Tennessee State University, *Visiting Artist*

2014 Indiana University, *Visiting Artist*

2014 RISD students at AS220 Providence, RI, *Visiting Artist*

2014 Mexic-Arte Museum, *Visiting Artist*

2012 Suny New Paltz, NY Oct., *Visiting Artist*

2012 Frogman's Workshop, Vermillion, SD, *Visiting Instructor*

2012 Texas A&M Corpus Christi, TX, *Visiting Artist*

2011 Elgin Community College, Elgin, IL, *Visiting Artist*

2011 University of Texas –Permian Basin APR, *Visiting Artist*

2011 University of Kentucky, *Visiting Artist*

2011 Texas Tech APR, *Visiting Artist*

2011 Kansas City Art Institute MAR, *Visiting Artist*

2011 Wichita State University MAR, *Visiting Artist*

2011 Emporia State University MAR, *Visiting Artist*

2011 University of North Florida FEB, *Visiting Artist*

2011 University of Wisconsin- Madison FEB, *Visiting Artist*

2011 University of Wisconsin-Milwaukee FEB, *Visiting Artist*

2011 Western Washington University FEB, *Visiting Artist*

2011 University of South Dakota JAN, *Visiting Artist*

2009 University of Oklahoma OC, *Visiting Artist T*

2011 University of South Dakota JAN, *Visiting Artist*

2009 University of Oklahoma OC, *Visiting Artist T*

2009 Frogman's Workshop, University of South Dakota, *Visiting Inst.*

2009 Elgen Community College, Elgin Illinois , *Visiting Artist*

2008 Universidad De Monterrey Monterrey, Mexico, *Visiting Instructor*

2008 Framingham State College, Framingham, MA, *Visiting Artist*

2008 Syracuse University, Syracuse New York, *Visiting Artist*

2007 University of Wisconsin –Madison, *Visiting Artist*

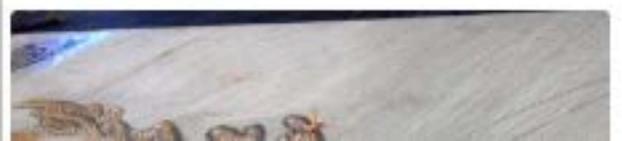
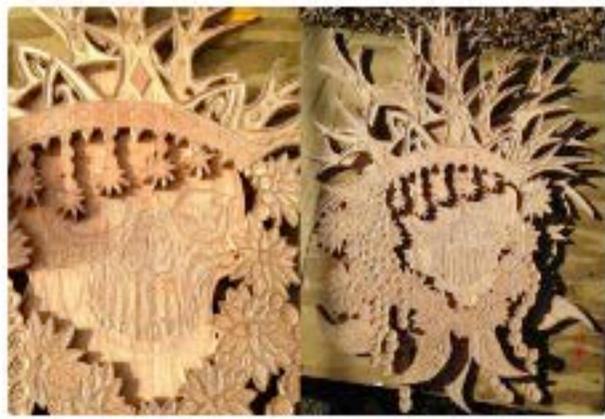
Education

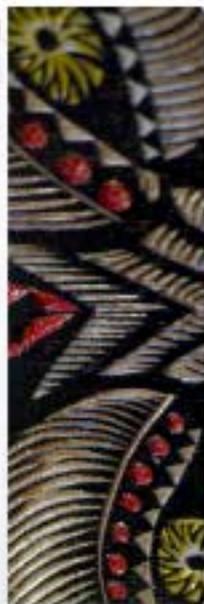
2004 MFA, Pratt Institute, Brooklyn, New York

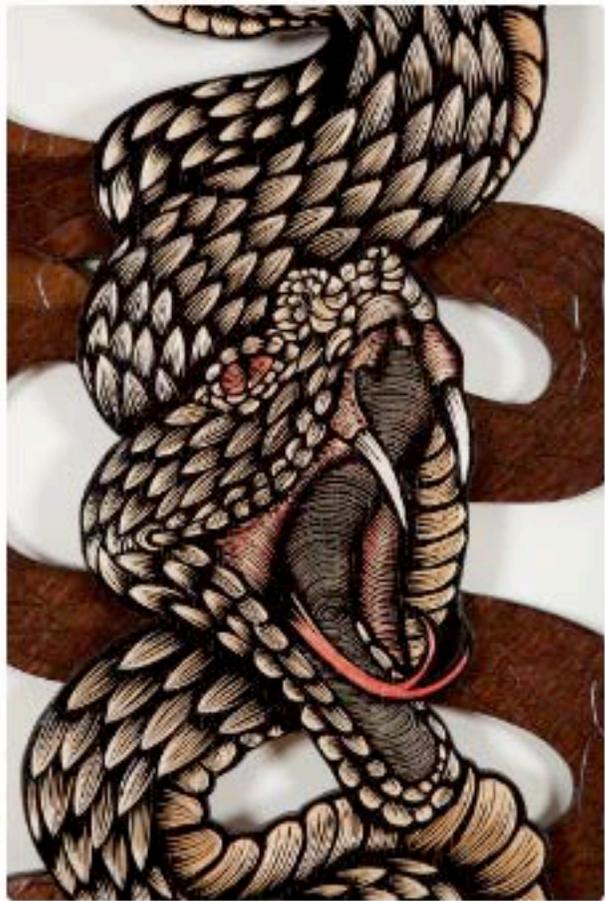
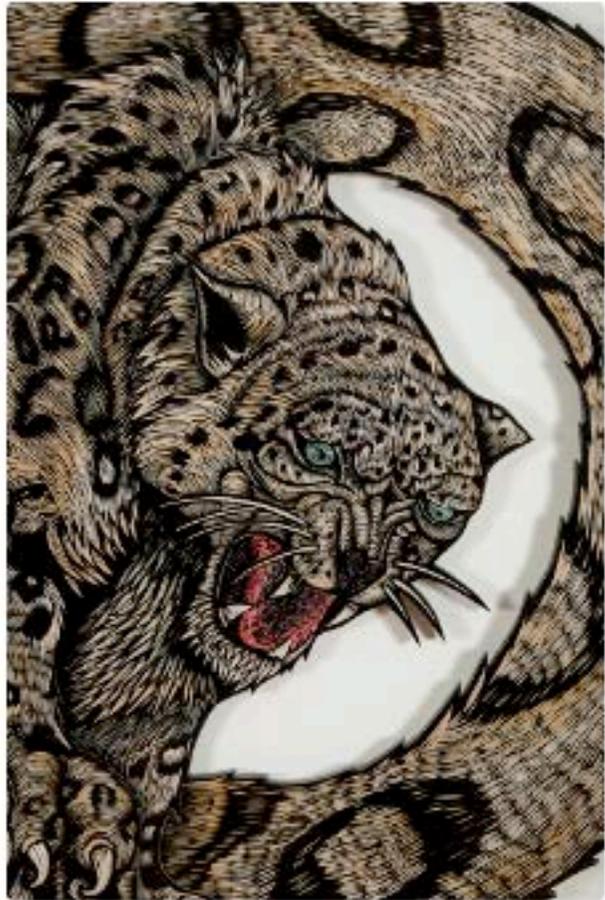
2000 BFA, Old Dominion University, Norfolk, Virginia



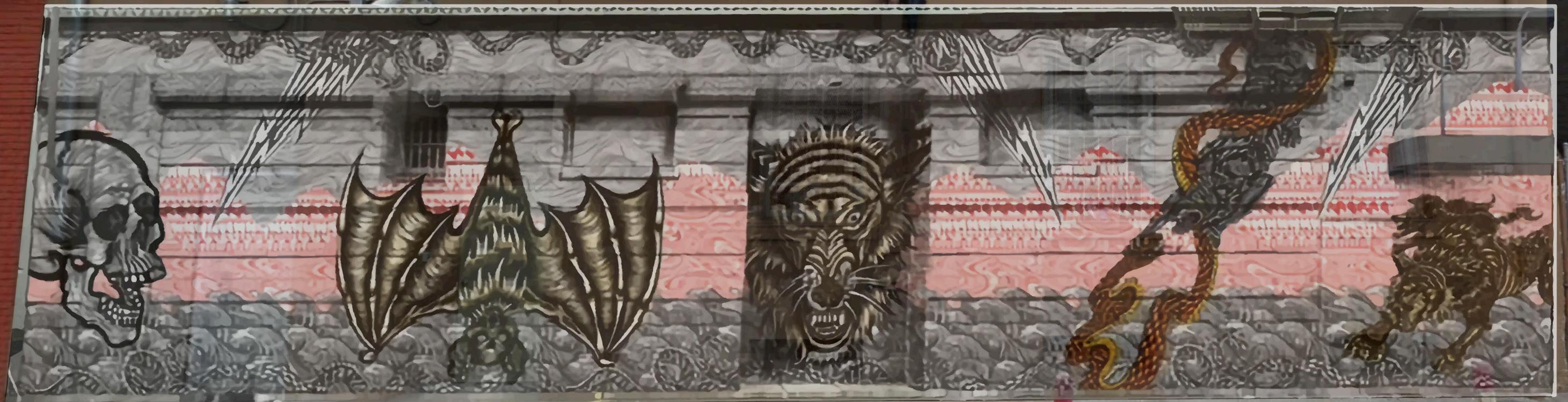








521 Jessie Street



10'

50'

521 Jessie Street



10'

50'

Jessie Street

LETTER OF COMMUNITY SUPPORT
MURAL ALONG THE 500 BLOCK OF JESSIE STREET

April 2023

Andrew Sullivan
537 Stevenson Street
San Francisco, CA 94103
a_e_sullivan@yahoo.com
415.740.8913

San Francisco Visual Arts Commission,

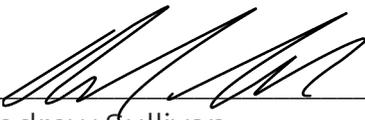
As a longtime business owner along 6th Street, I would like to provide a letter of support for the proposed Dennis McNett mural and artwork improvements on the exterior of 521 Jessie Street.

It is my hope that the project brings safety, activation and visitors from all around the Bay Area to be inspired by the block's rich history and culture.

I have spoken with the project's sponsors, including the San Francisco Parks Alliance, Urban Alchemy, the Mid - Market CBD, the Office of Economic and Workforce Development (OEWD) as well as numerous stakeholders on the block to ensure maintenance and preservation of the artwork.

Please use this letter as my official support for the proposed murals on on Jessie Street, in San Francisco.

Thank you,



Andrew Sullivan



CREATE

40 6th Street
San Francisco CA 94103
415.73-SKATE
chris@createandskate.com

November 19, 2022

To Whom it May Concern:

On behalf of myself and CREATE Skateboards, I am pleased to write to express support for the SF Parks Alliance's efforts to bring community events, art installations, and aesthetic improvements to the Jessie Street Alley, and to urge you to support the continuation of this project.

CREATE will be contributing in kind donations by helping to organize the shared streets activation by bringing out skate ramps, we also have a partnership with Skatelite and can support with materials to build the ramps.

The Stevenson Alley Project has shown that SOMA is filled with engaged community members and businesses who wish to leverage an improved public space into a vibrant commercial corridor where economic activity can thrive. With your support, we look forward to continuing this successful project.

Sincerely,

Chris Martinez
CMO
Create Skateboards



25 Taylor Street, Suite 705, San Francisco, CA 94102. www.transgenderdistrictsf.com

April, 2023

Dear SFAC,

On behalf of The Transgender District, I would like to express our support for the improvement project for Jessie Street.

The Transgender District is deeply invested in uplifting the lives of the transgender and non-binary residents of District 6. The current revitalization of the 6th Street corridor, including the San Francisco Parks Alliance's highly successful launch of their Skybridge on Stevenson Street, shows their dedication to the betterment of not just the transgender community, but to all of the residents of the neighborhood.

The implementation of the Jesse Street project will help to breathe new life into a densely inhabited, yet continually underserved section of San Francisco's most vulnerable populations. This project will provide much needed open space areas that include places to sit, additional greenery and artwork – both for viewing by the public and for creating economic opportunities to artists – all contributing to the growth of a vibrant neighborhood that residents can feel proud to live in.

As one of San Francisco's legally designated Cultural Districts, a key area of The Transgender District's programming includes "Land Use", and we are always striving to find new ways to create ongoing urban beautification efforts that enrich the lives of longtime residents as a reverse gentrification model. We strongly feel that the Jesses Street project works in tandem with our commitment to our community.

Please feel free to be in touch via email at sean@transgenderdistrictsf.com if you have any questions.

Sincerely,

Sean Greene
Director of Strategic Partnerships
The Transgender District

Waiver of Proprietary Rights

for Artwork Placed Upon PRIVATE PROPERTY under VARA and CAPA

The artist, **Dennis McNett**, has designed a work of visual art (“the Artwork”) as described below. The Artwork will be located at the address below, with consent from **Dipak Patel** (hereinafter referred to as the “Property Owner”).

DESCRIPTION: [type, mural, medium]:

Bucket & spray paint mural for the skater themed alleyway to represent the era and strete culture of the skate board community in San Francisco and greater Caslifornia during the 80's and 90's

TITLE, DATE: Wolf Skate, May 2023

DIMENSIONS: 50' w x 10' h

ADDRESS/LOCATION: 521 Jessie Street, San Francisco, CA

As a condition of the Property Owner’s approval and authorization to create the Artwork on the Property, Artist agrees to waive and does hereby waive voluntarily all rights to attribution and integrity with respect to the Artwork and any and all claims as may arise under the Visual Artists Rights Act of 1990, 17 U.S.C. §§106A and 113(d) (“VARA”), the California Art Preservation Act (Cal. Civ. Code §§987 and 989) (“CAPA”), or any other local, state, foreign or international law, as currently drafted or as may be hereafter amended, that conveys the same or similar rights (collectively “Moral Rights Laws”), with respect to the Artwork, its display, removal from display, exhibition, installation, conservation, storage, study, alteration and any other activities conducted by the Property Owner or any future owner of the Property. If the Artwork is incorporated into a building such that the Artwork cannot be removed from the building without physical defacement, mutilation, alternation, distortion, destruction, or other modification (collectively, “Modification”) of the Artwork, Artist waives any and all such claims under any Moral Rights Laws arising out of or against any current or future owners of the Property, and its agents, officers and employees, for Modification of the Artwork.

The Property Owner, or any future owner of the Property, has the absolute right to change, modify, destroy, remove, relocate, move, replace, transport, repair or restore the Artwork, in whole or in part without prior notice to the Artist. However, if the Property Owner, or any future owner of the Property, modifies the Artwork without the Artist’s consent in a manner that is prejudicial to Artist’s reputation, Artist retains the right to disclaim authorship of the Artwork in accordance with 17 U.S.C. § 106A (a) (2).

The Property Owner has no obligation to pursue claims against third parties for modifications or damage to the Artwork done without the Property Owner’s authorization. However, the Property Owner may pursue claims against third parties for modifications or damage or to restore the Artwork if the Artwork has been modified without the Property Owner’s or Artist’s authorization. In the event that the Property Owner pursues such a claim, Property Owner shall notify the Artist, and Artist shall cooperate with the Property Owner’s efforts to prosecute such claims.

Artist bears the sole responsibility for providing the San Francisco Arts Commission and Property Owner with any changes to the Artist's Address for Notice. Notice of changes must be mailed to the Arts Commission: 401 Van Ness Avenue, Suite 325, San Francisco, CA 94102 and to the Property Owner: **521 Jessie Street, San Francisco, CA**

PROPERTY OWNER

Property Owner: Dipak Patel
(or Authorized Agent): _____
Address: 402 8th Avenue #207
San Francisco, CA 94118
Email: dipakstayinsf@gmail.com
Phone: 415.379.4194
SIGNATURE: 
DATE: 03 / 14 / 23

ARTIST

ARTIST understands the effect of this waiver and hereby acknowledges that ARTIST is surrendering the rights described herein with respect to the Artwork.

Artist: Dennis McNett
Address: n/a

Email: wolfbatinfo@gmail.com
Phone: 415.917.5673
SIGNATURE: *Dennis McNett*
DATE: 03 / 14 / 23

For more information regarding VARA and CAPA:

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/visual-artists-rights-act>

<http://www.sfartscommission.org/our-role-impact/about-commission/policies-guidelines/california-art-preservation-act>